

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
May 21, 2015

The Lexington County Planning Commission held its regular meeting on Thursday, May 21, 2015, at 9:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Robert Spires
Lee Matthews
Pat Dunbar
Rock Lucas
Andy White
Michael Shealy
Keith Myhand

Staff Present:

Charlie Compton
Sharon Willis
Janet Turner
Walt McPherson
Chris Stone
Rebecca Conway
Ralph Ford

Members Absent:

David Laird
Megan Hutto

Others Present:

Anthony Terry
Brant Taylor
Erica Osborne

The meeting for May 21, 2015, was called to order at 9:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item on the agenda was the minutes from the March 19, 2015, meeting at Tab A. Andy White made the motion to approve the minutes and Pat Dunbar seconded the motion. There was no further discussion and the vote for approval of the March 19, 2015, minutes was as follows:

In Favor: Spires
Matthews
Dunbar
Lucas
White
Shealy
Myhand

Opposed: none

Not Present: Laird
Hutto

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs B, C, D, and E. Charlie Compton presented the activity reports to the Commission with charts and graphs for site-built and manufactured housing permits. He stated that there is still consistent growth in the number of permits. In March 132 site-built permits were issued and in April 131 site-built permits were issued. Mr. Compton said that it is nice to see that continued consistency in the unincorporated area of Lexington County. He added that the 1st quarter of 2015 was fairly good and there is a strong start for the 2nd quarter. The Census information on growth in the Midlands for 2013-2014 shows that Lexington County has had the largest quantity for growth.

Mr. Compton concluded with the pipeline lots for March and April showing the submissions for new subdivision lots and a map showing where these projects are located along with the number of lots proposed.

Access Policy Variance: (Anthony Terry/applicant): Chairman Lucas stated that the next item on the agenda was the Access Policy Variance proposal with Anthony Terry as the applicant. Janet Turner presented this item to the Commission along with photos, aerials, and maps. She stated that Anthony Terry was present for any questions regarding the proposed variance request.

Anthony and Amy Terry own a 5.06 acre tract of land, given to them in 2007 by Anthony's father on D. E. Clark Road, a County dirt road. Due to unforeseen circumstances, Anthony wants to deed back as much of the 5.06 acres to his father, but keep the mobile home rental site in the rear. In order to do this, Anthony needs to subdivide the tract into two lots by creating a flag lot for the rear mobile home rental site with a 20-foot wide ingress-egress. The proposed 20-foot wide ingress-egress would be located adjacent to a 50-foot wide ingress-egress owned by the Rawl family farming business which is currently not being used to access their property. This would require a variance from the Planning Commissions' Access Policy for having a 20-foot flag lot adjacent to a 50-foot flag lot without the required separation of 100 feet.

After a brief discussion Andy White made the motion to approve the access variance request from Anthony Terry and Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the request was as follows:

In Favor: Spires
Matthews
Dunbar
Lucas
White
Shealy
Myhand

Opposed: none

Not Present: Laird
Hutto

Private Road Subdivision: (Erica Osborne/applicant): Chairman Lucas stated that the next item on the agenda was the Private Road Subdivision proposal with Erica Osborne as the applicant. Janet Turner presented this item to the Commission along with photos, aerials, and maps. She stated that Erica Osborne was present for any questions regarding the proposed subdivision.

Mrs. Turner added that Erica Osborne and Jessica Peacock own a 5.46-acre tract of land located off of Peaceful Court, a privately-maintained dirt road. They both were given the land as co-owners and now would like to subdivide it so they can each be sole owner of half in order to build in the future. Mrs. Turner stated that the Commission had a copy of Ms. Osborne's letter explaining the circumstances of how they ended up with the property. The 50-foot wide driveway of the 5.46-acre tract accesses a small portion of Peaceful Court, a private dirt road, which comes off of a County dirt road, Peaceful Lane. The property currently has an address of 140 Peaceful Lane, a County-maintained road with just a corner of their property actually touching that road.

Subdividing of the 5.46-acre tract into two lots will create the third lot using the same driveway for access which requires a private road approval and it will only slightly cross a portion of

Peaceful Court, an existing private road. This 5.46 acre tract was not one of the original eight lots in the Peaceful Valley Private Road Subdivision using Peaceful Court.

Mrs. Turner reported that the existing dirt drive now services 142 Peaceful Lane. There appears to be no stormwater issues at this time. The Grant of Easement and Road Maintenance Agreement needs some revisions but basically contains the provisions required by the Planning Commission. Ms. Osborne attempted to include the existing lot in the Road Maintenance Agreement but the owners would not agree to that. It includes a reference to the existing Road Maintenance Agreement for Peaceful Court and their willingness to maintain the portion of Peaceful Court that is used for access to the County road. Although these property owners will be using a very small portion of Peaceful Court, the staff felt that it would be unreasonable and unnecessary for the applicant to contact the other 15 lots owners.

After a brief discussion Andy White made the motion to approve the private road subdivision request from Erica Osborne and Pat Dunbar seconded the motion. There was no further discussion and the vote for approval of the request was as follows:

<u>In Favor:</u>	Spires	<u>Opposed:</u>	none	<u>Not Present:</u>	Laird
	Matthews				Hutto
	Dunbar				
	Lucas				
	White				
	Shealy				
	Myhand				

Zoning Map Amendment #M15-02: (Brant Taylor/applicant): Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M15-02, with Brant Taylor as the applicant, located at 2255 and 2257 Lake Murray Boulevard (TMS# 002697-01-007, 043). Walt McPherson presented this item to the Commission along with photos, aerials and maps. He also stated that Brant Taylor was present for any questions regarding the proposed zoning amendment.

The zoning map amendment #M15-02 has a current zoning classification of D (Development) with a proposal of R3 (High Density Residential). The property owner is Wateree Plaza and the properties involved are proposed to be added to a proposed apartment project. Mr. McPherson described the request in detail and shared the comments from the County Council public hearing.

After a brief discussion Pat Dunbar made the motion to recommend approval of Zoning Map Amendment #M15-02 and Andy White seconded the motion. There was no further discussion and the vote for approval was as follows:

<u>In Favor:</u>	Spires	<u>Opposed:</u>	none	<u>Not Present:</u>	Laird
	Matthews				Hutto
	Dunbar				
	Lucas				
	White				
	Shealy				
	Myhand				

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab K. Janet Turner indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was road classifications for March 2015 and April 2015 at Tabs L and M. Keith Myhand made the motion to approve March 2015 and April 2015 road classifications as recommended. Robert Spires seconded the motion. There was no further discussion and the vote for approval of the road classifications was as follows:

In Favor: Spires
Matthews
Dunbar
Lucas
White
Shealy
Myhand

Opposed: none

Not Present: Laird
Hutto

Adjournment: With no further business the meeting was adjourned at 9:23 a.m.

Respectfully submitted,

(signature on file)

Charlie Compton
Secretary

Approved,

(signature on file)

Rock Lucas
Chairman